



**GRASSROOTS**  
REALTY GROUP

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**226, 201 River Ridge Drive NW  
Medicine Hat, Alberta**

**MLS # A2259844**



**\$274,900**

<b>Division:</b>	Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 678
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

**Inclusions:** TV MOUNT (2nd Bedroom) Shelving in Office

This unit is a must to view...and it shows EXCELLENT. The current owners are the first to own this unit, and pride of ownership shines from the moment you walk in. Recent completely painted gives the suite a calm, quiet feel to the already immaculate setting. This two bedroom, two bathroom PLUS A DEN, is perfect for many of our buyers today. Some unique features include: walk-in shower in the ensuite granite countertops in the kitchen and both bathrooms, white cabinets, EXCELLENT appliance package; heated TITLED parking; storage space; pets allowed with approval from the board; plus the demographics in the building are top notch. If you are hoping a place with lots of natural sunlight, well look no more. This unit faces south and has abundance of sunlight however, with the high end window coverings which are included (Hunter Douglas blinds) IF you want it a bit darker, that option is there as well. The very a private covered deck is the perfect place for your morning coffee or that light beverage just to relax. First Open House scheduled for this Sunday, September 27/25 from 1:00 - 3:00 PM Very easy to show.